

31 Pinkie Terrace

MUSSELBURGH, EAST LoTHIAN, EH21 7NE



*SPACIOUS THREE BEDROOM UPPER
FLAT IN MUSSELBURGH*



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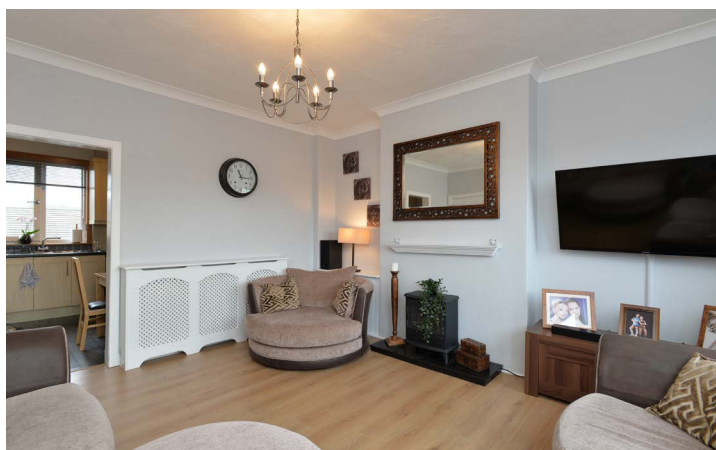


McEwan Fraser is delighted to present this spacious three bedroom upper flat to the market. The property has been a successful family home for many years and is now ready for a new owner to put their own mark on it.

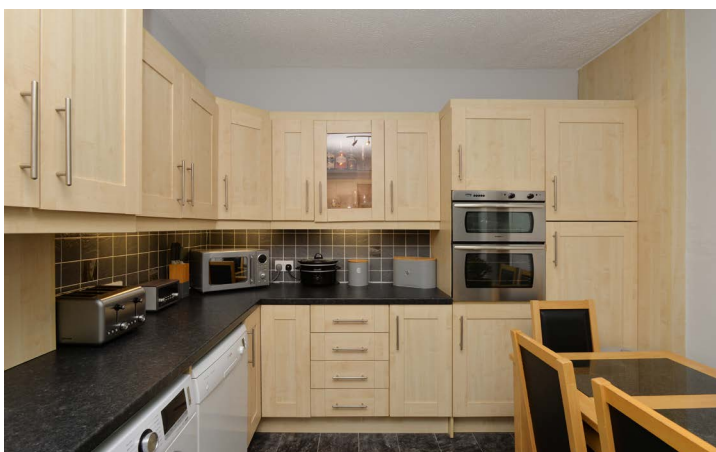
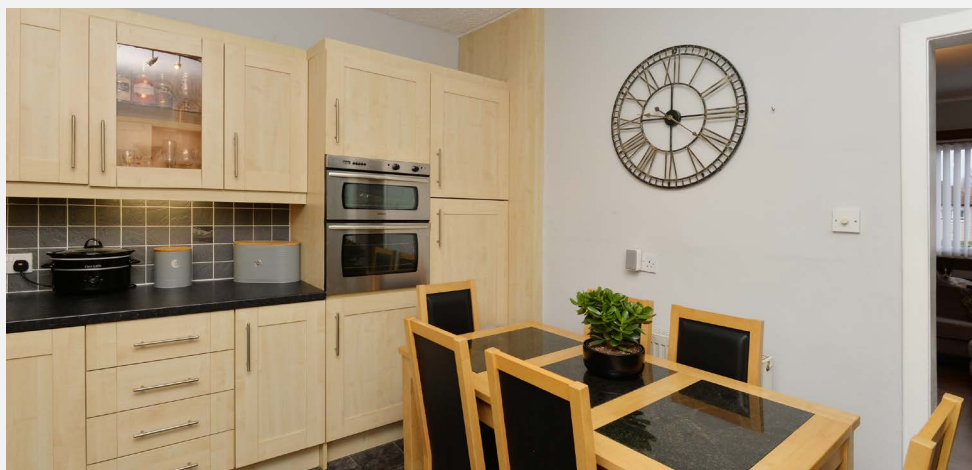
Internally, the property is in good condition and briefly consists of; a large master bedroom, two further double bedrooms with built-in storage cupboards, a four piece bathroom, a large living room which is flooded with natural light thanks to the two windows, completing the accommodation is a large breakfasting kitchen with ample floor and wall units providing lots of storage. The property also benefits from gas central heating and double glazing.

Externally there is a private driveway and a large rear garden which is laid to lawn.

Early viewing is recommended as this is a lot of property for your money!



the kitchen





bedroom 1





bedroom 2

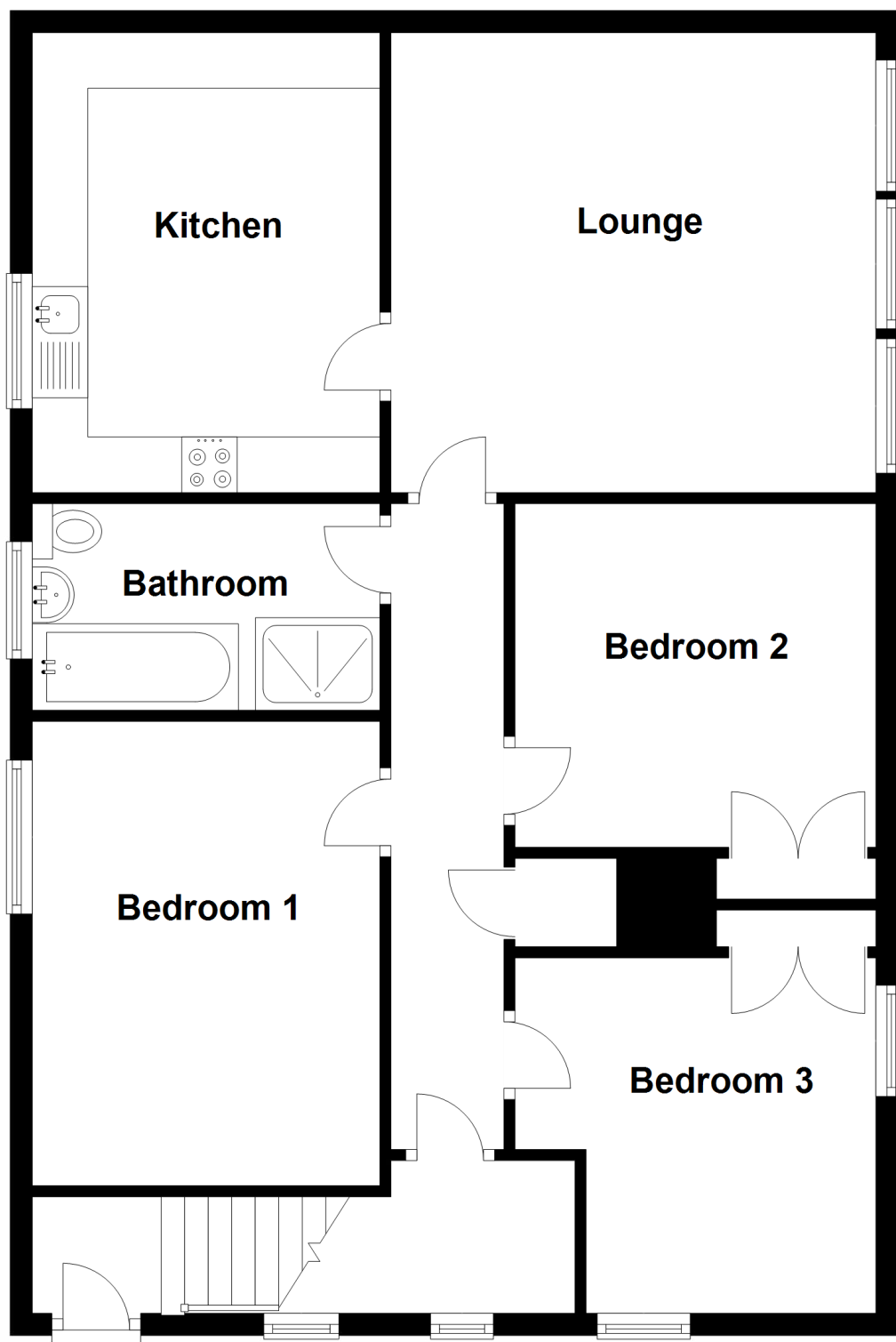




bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	4.37m (14'4") x 4.14m (13'7")	Gross internal floor area (m ²): 89m ² EPC Rating: C
Kitchen	4.14m (13'7") x 3.13m (10'3")	
Bedroom 1	4.18m (13'9") x 3.12m (10'3")	Extras (Included in the sale): White goods, blinds and shed.
Bedroom 2	3.25m (10'8") x 3.09m (10'2")	
Bedroom 3	3.25m (10'8") x 3.20m (10'6")	
Bathroom	3.07m (10'1") x 1.86m (6'1")	





Musselburgh is a thriving historic town, situated on the boundary of the city of Edinburgh, in the county of East Lothian. Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park and Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network.

The Location

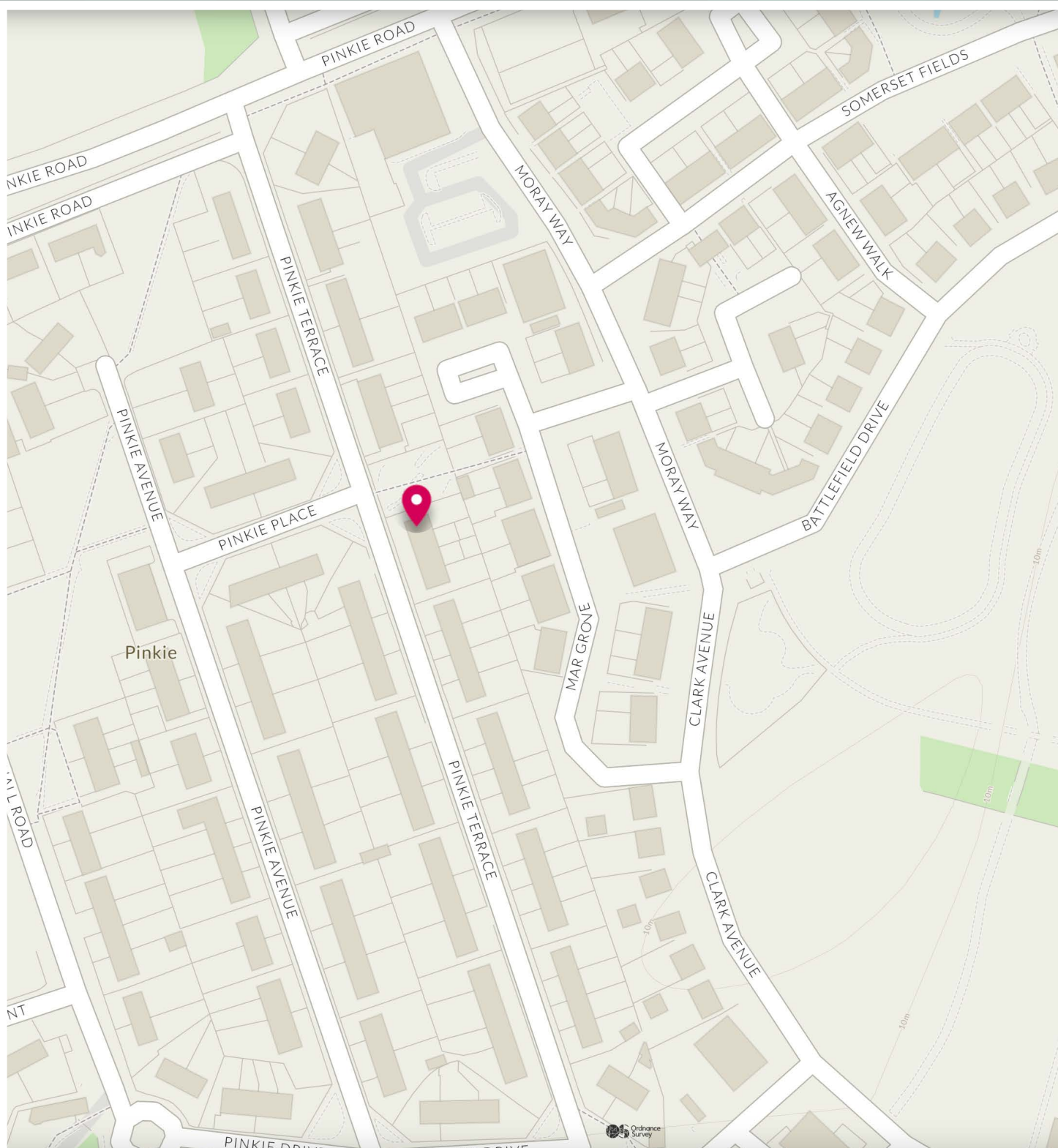


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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THE SUNDAY TIMES
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